

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCELS P-13 and R-4  
IN THE SOUTH COVE URBAN RENEWAL AREA  
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority has recieved a proposal from the City of Boston acting by and through the Public Facilities Department for the development of Parcels P-13 and R-4 in the South Cove Urban Renewal Area; and

WHEREAS, the said proposal calls for the construction of a complex using an elementary school and housing units for students, interns, and residents of Tufts-New England Medical Center; and

WHEREAS, the Redeveloper has submitted to the Authority a Redeveloper's Statement for Public Disclosure and a Redeveloper's Statement of Qualifications and Financial Responsibility;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the City of Boston acting by and through its Public Facilities Department be and hereby is designated as developer of Disposition Parcels P-13 and R-4 in the South Cove Urban Renewal Area subject to:
  - a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - b. Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws in Title I of the Housing Act of 1949, as amended; and
  - c. Approval of Final Working Drawings and Specifications.
2. That the disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Redeveloper possesses the qualifications and financial resources necessary to acquire and deliver Parcels P-13 and R-4.
4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels P-13 and R-4 between the Authority as Seller and the City of Boston acting by and through its Public Facilities Department as Buyer providing for the development by the Authority of said disposition parcels in the South Cove Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the Buyer's agreement



to commence development on the parcels within thirty (30) days of the date of conveyance and completion within twenty-four (24) months thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver a deed conveying said properties pursuant to such Disposition Agreement and that the execution and delivery by the Director of such Deed and to which a certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

5. That the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

SEPTEMBER 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: DESIGNATION OF REDEVELOPER  
DISPOSITION PARCELS P-13 AND R-4  
SOUTH COVE URBAN RENEWAL AREA  
PROJECT NO. MASS. R-92

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Within the past few months, the Boston Redevelopment Authority has received an expression of interest from the City of Boston acting by and through its Public Facilities Department (PFD) for the development of Disposition Parcels P-13 and R-4 bounded generally by Marginal Road, Shawmut Avenue, Washington Street and the proposed Oak Street and containing approximately 94,551 square feet in the South Cove Urban Renewal Area. The PFD's proposal consists of the development of the area with a variety of public and private uses which are as follows:

- a. An 800-pupil elementary school (K-5).
- b. A 168-unit housing project for married students, interns and residents of the Tufts-New England Medical Center.
- c. A Day Care Facility.
- d. A Teen-Age Drop In Center.
- e. A community recreational facility, including a swimming pool, large auditorium and gymnasium.
- f. A community health facility.
- g. A Family Service facility.
- h. Ancillary retail facilities.

The Redeveloper has been working with Tufts-New England Medical Center (T-NEMC) and the Quincy School Community Council in the planning of this development which will be known as the Quincy School Complex. The Redeveloper intends to have a condominium form of ownership consisting of two basic owners:

- a. The Massachusetts Health and Educational Facilities Authority (MHEFA), who would own the housing, retail and Day Care facilities and the Teen Age Drop In Center; and
- b. The City of Boston acting through the Public Facilities Department, who would own the school.



Upon completion of the improvements the Redeveloper will sell the housing and related facilities to MHEFA. MHEFA will then in turn lease the housing units to T-NEMC.

The improvements to be constructed on Parcels P-13 and R-4 will be financed by the City of Boston, the Commonwealth, T-NEMC, and MHEFA, with some assistance from HUD. The Architects Collaborative have been retained as architects for the entire project. The present development schedule calls for construction to begin in the spring of 1971. Initial occupancy should occur in the latter part of 1972.

It is therefore recommended that the Authority designate the City of Boston acting through its Public Facilities Department as the Redeveloper of Disposition Parcels P-13 and R-4 in the South Cove Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

